

**2024037210 00063**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$300.00PRESENTED & RECORDED  
11/01/2024 11:56:35 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3834  
PG: 548 - 549**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$300.00
Parcel ID:	6805-40-6745
Mail Tax Bill to:	2828 Toms Ridge Road, East Bend, NC 27018
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 400 Winston-Salem, NC 27103 File#:2794.2433   Graybrook Investments
Brief description for the index:	P/O Lot 20 & All of Lots 21 & 22, Claude Davis Property

This instrument prepared by: T. Lawson Newton, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 29 day of October, 2024, by and between:

GRANTOR	GRANTEE
Arash Nasseri and wife, Farnaz Arvin 8813 Villa LA Jolla Drive Ste 2003 La Jolla, CA 92037	Graybrook Investments, LLC  2828 Toms Ridge Road East Bend, NC 27018

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**PARCEL ONE:** BEING KNOWN AND DESIGNATED as Lots Nos. 21 & 22 and the following portion of Lot #20: BEGINNING at a point in the south side of Country Club Road, said point being 27.8 ft. West of the northeast corner of Lot No. 20, and moving in a southerly direction a distance of 345.5 ft.; thence continuing in a westerly direction 14.4 ft. to the southwest corner of Lot No. 20; thence in a northerly direction 348.1 ft. to the northwest corner of Lot No. 20; thence in an easterly direction 12.2 ft. to the point of beginning, as shown on the map of the Claude Davis Place as recorded in Plat Book 7, page 122, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

**PARCEL TWO:** BEGINNING in the South margin of Country Club Road, the Northwest corner of Lot No. 19 as shown on the map of the Claude Davis property, as recorded in Plat Book 7, Page 122, Office of the Register of Deeds of Forsyth County, North Carolina, and running thence with the line of Lot No. 19 Southwardly 327.5 feet to an iron stake to the Southwest corner of Lot No. 19; running thence Westwardly with the rear property line of Lot No. 29, 23.2 feet to an iron stake in the rear property line of Lot No.

29, Nichols corner; running thence with Nichols line Northwardly 345.5 feet to an iron stake in the South margin of Country Club Road; running thence with the South margin of Country Club Road 119.4 feet to the place of beginning and being known and designated as an unnumbered triangular lot between Lot No. 19 and Lot No. 20 and the East most 27.8 feet of Lot No. 20, as shown on the plat of the Claude Davis property as recorded in Plat Book 7, at page 122, office of the Register of Deeds of Forsyth County, North Carolina.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3172 Page 2531.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Claude Davis Property in the Office of the ROD for Forsyth in Book 1878, Page 293 and, any amendments thereto.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 7 Page 122.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Arash Nasseri (SEAL)  
Name: Arash Nasseri

Entity Name

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Farnaz Arvin (SEAL)  
Name: Farnaz Arvin

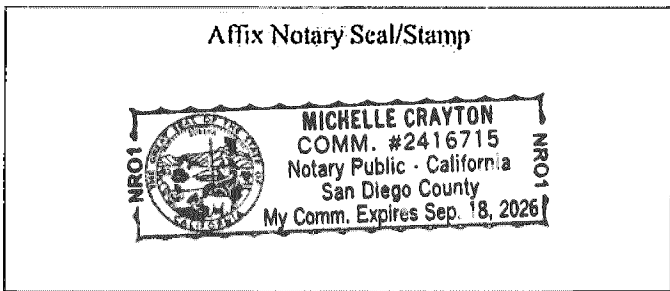
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Name: \_\_\_\_\_

STATE OF California, COUNTY OF San Diego

I, Michelle Crayton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 29th day of October, 2021 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Arash Nasseri and Farnaz Arvin



Michelle Crayton  
Notary Public (Official Signature)  
My commission expires: 9/18/26